



Punjab Government Gazette

EXTRAORDINARY

Published by Authority

CHANDIGARH, WEDNESDAY, NOVEMBER 23, 2022

(AGRAHAYANA 2, 1944 SAKA)

LEGISLATIVE SUPPLEMENT

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PART III

GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(HOUSING-I BRANCH)

NOTIFICATION

The 22nd November, 2022

No. G.S.R.86/P.A.11/1995/Ss.180 and 43/Amd.(2)/2022. - In exercise of the powers conferred by section 180 read with sub-section (2) of section 43 of the Punjab Regional and Town Planning and Development Act, 1995 (Punjab Act No. 11 of 1995), and all other powers enabling him in this behalf, the Governor of Punjab is pleased to make the following rules further to amend the Punjab Urban Planning and Development Building Rules, 2021, namely:-

RULES

1. (1) These rules may be called the Punjab Urban Planning and Development Building (Second Amendment) Rules, 2022.

(2) They shall come into force on and with effect from the date of their publication in the Official Gazette.

2. In the Punjab Urban Planning and Development Building Rules, 2021 (hereinafter referred to as the said rules), in rule 3, 4, 7, and 8 pertaining to Residential, Commercial, Institutional and Public Buildings respectively, in the given tables, under the column 3, for the words, figure and signs "Watch and ward cabins upto 100 sq.ft along each entry gate exempted from Ground Coverage and Floor Area Ratio (FAR)", wherever occurring, the following shall be substituted, namely:-

"Watch and ward cabins upto 300 square feet may be allowed along entry gate subject to the following conditions:-

(i) The area shall be used only as guard room, toilet, X-ray machine or metal detector, COVID testing or test sampling and storing of test samples. An undertaking to this effect shall be taken from the applicant.

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- (ii) The area upto 100 square feet along each entry gate exempted from Ground Coverage and Floor Area Ratio (FAR). However, the area over and above 100 square feet shall be included in the 'Floor Area Ratio' and 'Ground Coverage', and the height of the guard room shall not be more than 2.75 meters.
- (iii) The guard room or watch and ward room shall not create any hindrance in the movement of fire tender and adequate space shall be made available around the building for unhindered movement of fire tender.
- (iv) The above proposal shall be applicable to plots of one acre or above size."
3. In the said rules, in rule 5 pertaining to Industrial,-
- (i) under the heading captioned as "(A) INDUSTRIAL" after note (c), the following note shall be inserted, namely:-
- "(d) In case of steel industry only, where the height of shed is 15m or above, in such case, the permissible ground coverage shall be allowed upto 65% of the site area, provided that the shed shall be single storey without any mezzanine floor.";
- (ii) in the given table, under the column 3, for the words, figure and sign "Watch and ward cabins upto 100 sq.ft along each entry gate exempted from Ground Coverage and Floor Area Ratio (FAR)", wherever occurring, the following shall be substituted, namely:-
- "Watch and ward cabins upto 300 square feet may be allowed along entry gate subject to the following conditions:-
- (i) The area shall be used only as guard room, toilet, X-ray machine or metal detector, COVID testing or test sampling and storing of test samples. An undertaking to this effect shall be taken from the applicant.
- (ii) The area upto 100 square feet along each entry gate exempted from Ground Coverage and Floor Area Ratio (FAR). However, the area over and above 100 square feet shall be included in the 'Floor Area Ratio' and 'Ground Coverage', and the height of the guard room shall not be more than 2.75 meters.

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- (iii) The guard room or watch and ward room shall not create any hindrance in the movement of fire tender and adequate space shall be made available around the building for unhindered movement of fire tender.
- (iv) The above proposal shall be applicable to plots of one acre or above size."

4. In the said rules, in rule 6 pertaining to Educational, in the given table, for serial number 18 and entries relating thereto, the following shall be substituted, namely:-

"18. Gate and post check	Watch and ward cabins upto 300 square feet may be allowed along entry gate subject to the following conditions:-
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- (i) The area shall be used only as guard room, toilet, X-ray machine or metal detector, COVID testing or test sampling and storing of test samples. An undertaking to this effect shall be taken from the applicant.
- (ii) The area upto 100 square feet along each entry gate exempted from Ground Coverage and Floor Area Ratio (FAR). However, the area over and above 100 square feet shall be included in the 'Floor Area Ratio' and 'Ground Coverage', and the height of the guard room shall not be more than 2.75 meters.

- (iii) The guard room or watch and ward room shall not create any hindrance in the movement of fire tender and adequate space shall be made available around the building for unhindered movement of fire tender.
- (iv) The above proposal shall be applicable to plots of one acre or above size."

AJOY KUMAR SINHA,

Principal Secretary to Government of Punjab,
Department of Housing and Urban Development.